145.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	617,700 / 617,700
					USE VALUE:	617,700 / 617,700
					ASSESSED:	617,700 / 617,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
279		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAINVILLE DORIS A/ TRUSTEE
Owner 2:	DORIS A MAINVILLE TRUST
Owner 3:	
Street 1:	279 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAINVILLE DORIS A -
Owner 2:	-
Street 1:	279 HIGHLAND AVENU
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1948, having primarily Aluminum Exterior and 768 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4450.000	174,900		442,800	617,700
Total Card	0.102	174,900		442,800	617,700
Total Parcel	0.102	174,900		442,800	617,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 804.30 /Parcel: 804.30

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 95051

GIS Ref

GIS Ref

Insp Date 03/15/18

!11334!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	174,900	0	4,450.	442,800	617,700		Year end	12/23/2021
2021	101	FV	169,400	0	4,450.	442,800	612,200		Year End Roll	12/10/2020
2020	101	FV	169,400	0	4,450.	442,800	612,200	612,200	Year End Roll	12/18/2019
2019	101	FV	145,600	0	4,450.	415,100	560,700	560,700	Year End Roll	1/3/2019
2018	101	FV	145,600	0	4,450.	343,200	488,800	488,800	Year End Roll	12/20/2017
2017	101	FV	145,600	0	4,450.	315,500	461,100	461,100	Year End Roll	1/3/2017
2016	101	FV	145,600	0	4,450.	287,800	433,400	433,400	Year End	1/4/2016
2015	101	FV	144,900	0	4,450.	282,300	427,200	427,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:20:25

LAST REV

Date	Time
08/03/21	14:11:39
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11334

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAINVILLE DORIS	78332-205	1	7/27/2021	Convenience	10	No	No		
MACMILLAN ELIZA	26260-153		4/26/1996		150,000	No	No		Y

USER DEFINED

Prior Id # 1:	95051
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2015	1029	Re-Roof	5,000		7/30/2015			Strip and re-roof.
10/4/2012	1273	Alterati	4,000	C				
1/5/2012	5	Redo Bat	14,994	C				
7/7/2005	579	Redo Kit	8,354			G7	GR FY07	
11/10/2004	10853	Porch	25,000	C		G6	GR FY06	REBUILD SUNPORCH,
11/17/1994	617	Manual	1,500					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
3/15/2018	Measured	DGM	D Mann
11/4/2015	Permit Insp	PC	PHIL C
4/18/2013	Info Fm Prmt	EMK	Ellen K
6/11/2012	Info Fm Prmt	BR	B Rossignol
3/18/2009	Inspected	163	PATRIOT
1/26/2009	Measured	372	PATRIOT
6/14/2005	Permit Visit	BR	B Rossignol
11/13/2000	Hearing Chag	264	PATRIOT
4/21/2000	Inspected	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4450		Sq. Ft.	Site		0	80.	1.24	9									442,800						442,800	

Total AC/HA:	0.10216	Total SF/SM:	4450	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	442,800	Spl Credit		Total:	442,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	73771
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	214857
Depreciation:	39963
Depreciated Total:	174893

COMMENTS

CRAWL SPACE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

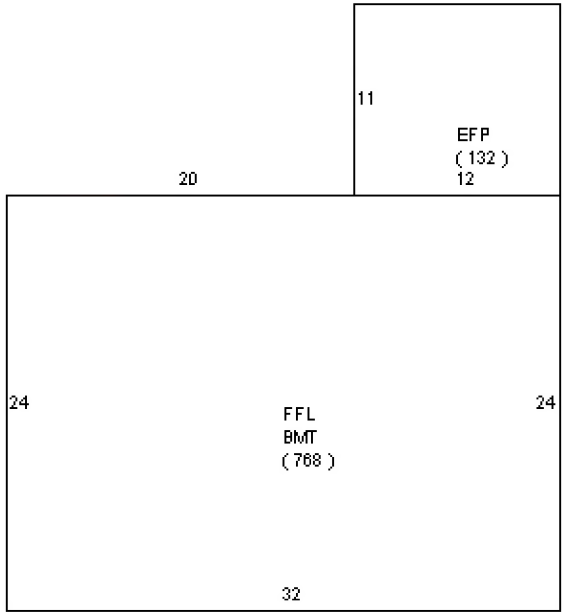
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	134.99
Special Features:	0	Val/Su Net:	104.86
Final Total:	174900	Val/Su SzAd	227.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	40.500	31,101
FFL	First Floor	768	134.990	103,670
EFP	Enclos Porch	132	47.850	6,316

Net Sketched Area:	1,668		Total:	141,087	
Size Ad	768	Gross Area	1668	FinArea	768

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc